

**Little Bear Creek**  
County Rd B 5/10 x County Road 31  
Walsh, CO 81090

**\$992,500**  
794± Acres  
Prowers County



**Little Bear Creek**  
**Walsh, CO / Prowers County**

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**SUMMARY**

**Address**

County Rd B 5/10 x County Road 31

**City, State Zip**

Walsh, CO 81090

**County**

Prowers County

**Type**

Hunting Land, Recreational Land, Ranches, Farms

**Latitude / Longitude**

37.66155 / -102.207921

**Acreage**

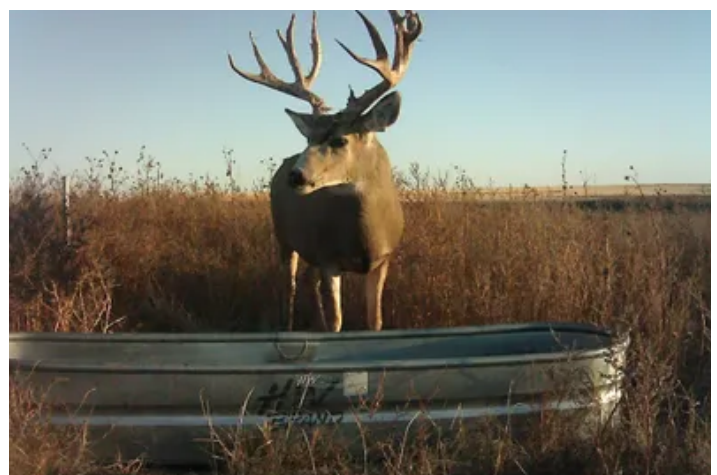
794

**Price**

\$992,500

**Property Website**

<https://greatplainslandcompany.com/detail/little-bear-creek/prowers/colorado/94051/>



## **PROPERTY DESCRIPTION**

### **Little Bear Creek - Premier Hunting & Recreational Ranch** **794 Acres | Walsh, Colorado | GMU 139**

Discover one of southeastern Colorado's most coveted hunting properties at Little Bear Creek—a spectacular 794-acre ranch that has earned its reputation as a trophy deer producer. Located just north of Walsh in the heart of Game Management Unit 139, this secluded sanctuary offers the rare distinction of exceptional harvests for both mule deer and whitetail deer on a single property.

#### **Unparalleled Hunting Heritage**

Little Bear Creek stands in a class of its own with documented trophy harvests that speak volumes: Multiple 220+ inch mule deer and 170+ inch whitetail deer have been successfully taken or documented on this property. This impressive track record isn't by accident—it's the result of ideal habitat, strategic location, and years of careful management. The property's position bordering both dryland and irrigated cropland creates the perfect ecosystem: deer feed in the adjacent agricultural fields and retreat to the protective creek bottom for bedding and cover, establishing consistent movement patterns that serious hunters dream about.

Beyond deer, the property regularly hosts pronghorn antelope and has documented elk migrations passing through, adding even more diversity to your hunting opportunities. The 794-acre qualification entitles the landowner to two valuable landowner preference applications for Colorado's limited draw hunts—a significant benefit for any serious sportsman.

#### **Natural Features & Infrastructure**

The property showcases native grassland habitat with a picturesque creek bottom corridor running through the acreage. While the creek flows seasonally rather than year-round, the ranch is equipped with a modern solar-powered water well, ensuring reliable water access for livestock or wildlife management without the ongoing expense of traditional utilities.

#### **The Secluded Advantage**

What truly sets Little Bear Creek apart is its remote, overlooked location. This seclusion has allowed the property to develop into a legitimate safe haven for mature animals—the kind of low-pressure environment where big bucks grow old. When surrounding properties push wildlife during hunting season, they naturally gravitate to this protected corridor.

Whether you're a dedicated hunter seeking your next trophy, a landowner looking to diversify your agricultural holdings, or a recreational buyer wanting a private Colorado retreat, Little Bear Creek offers an increasingly rare combination of proven production, infrastructure, and recreational value in one of the state's most productive hunting units.

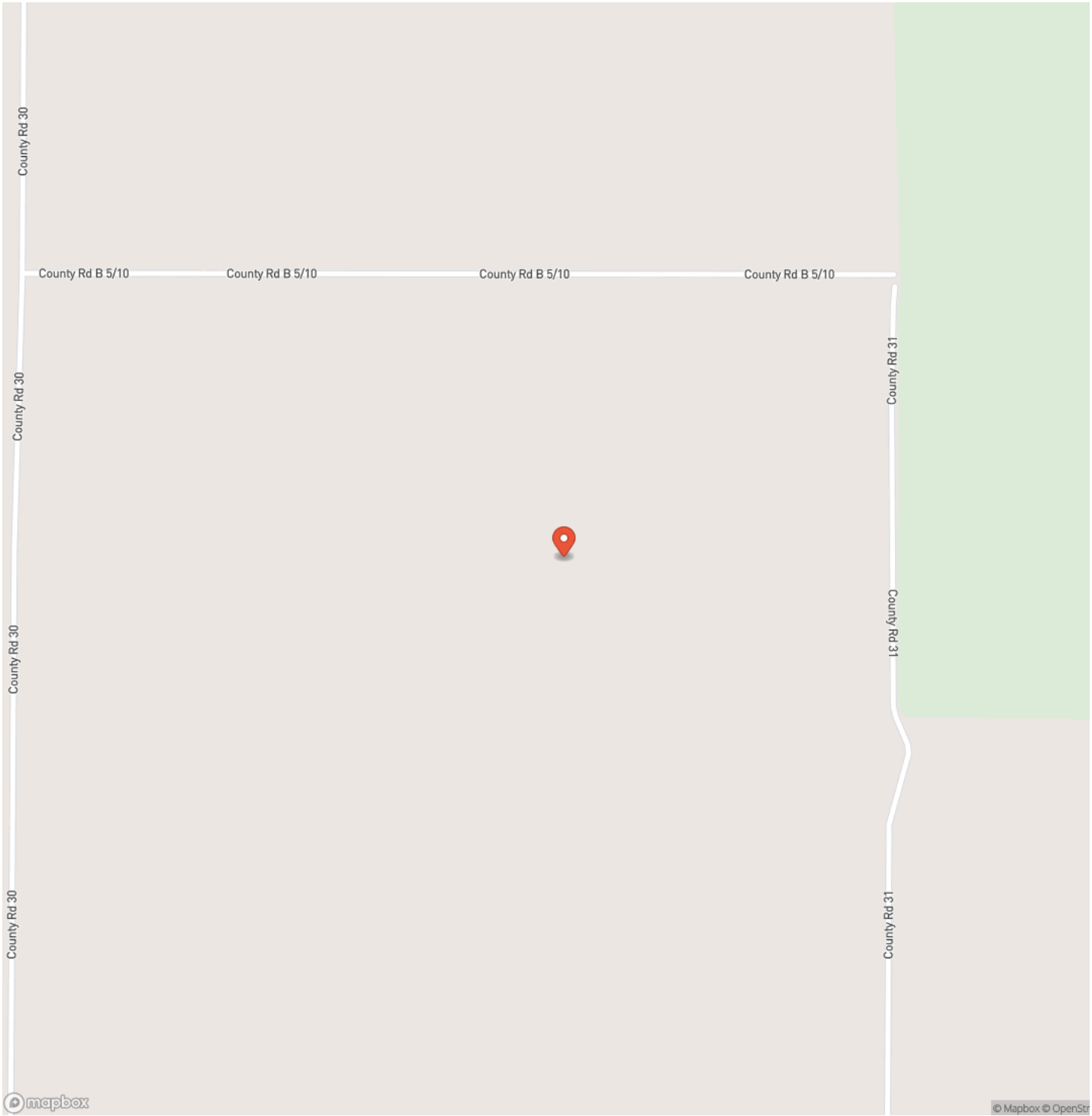


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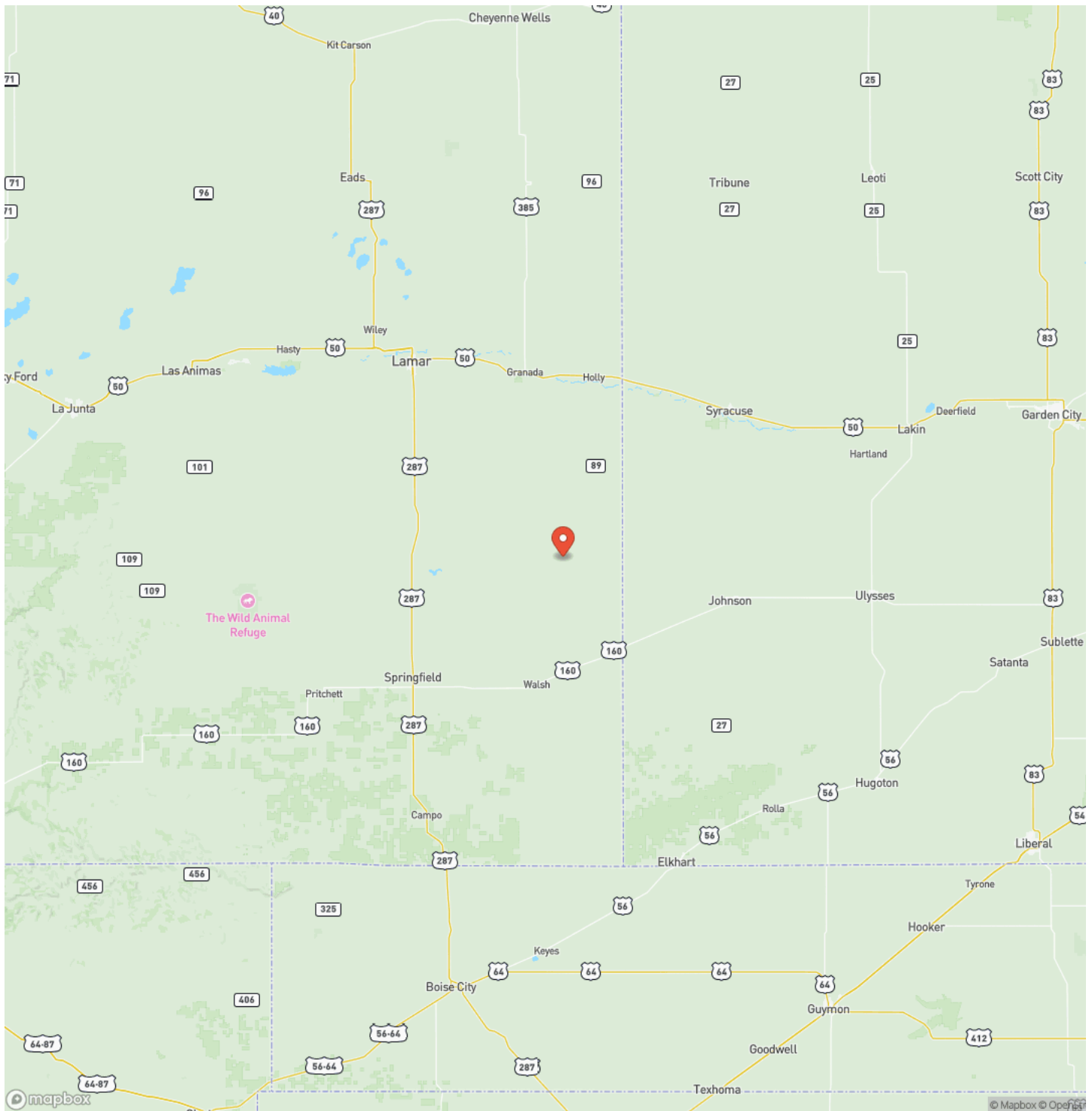
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# Locator Map



## Locator Map

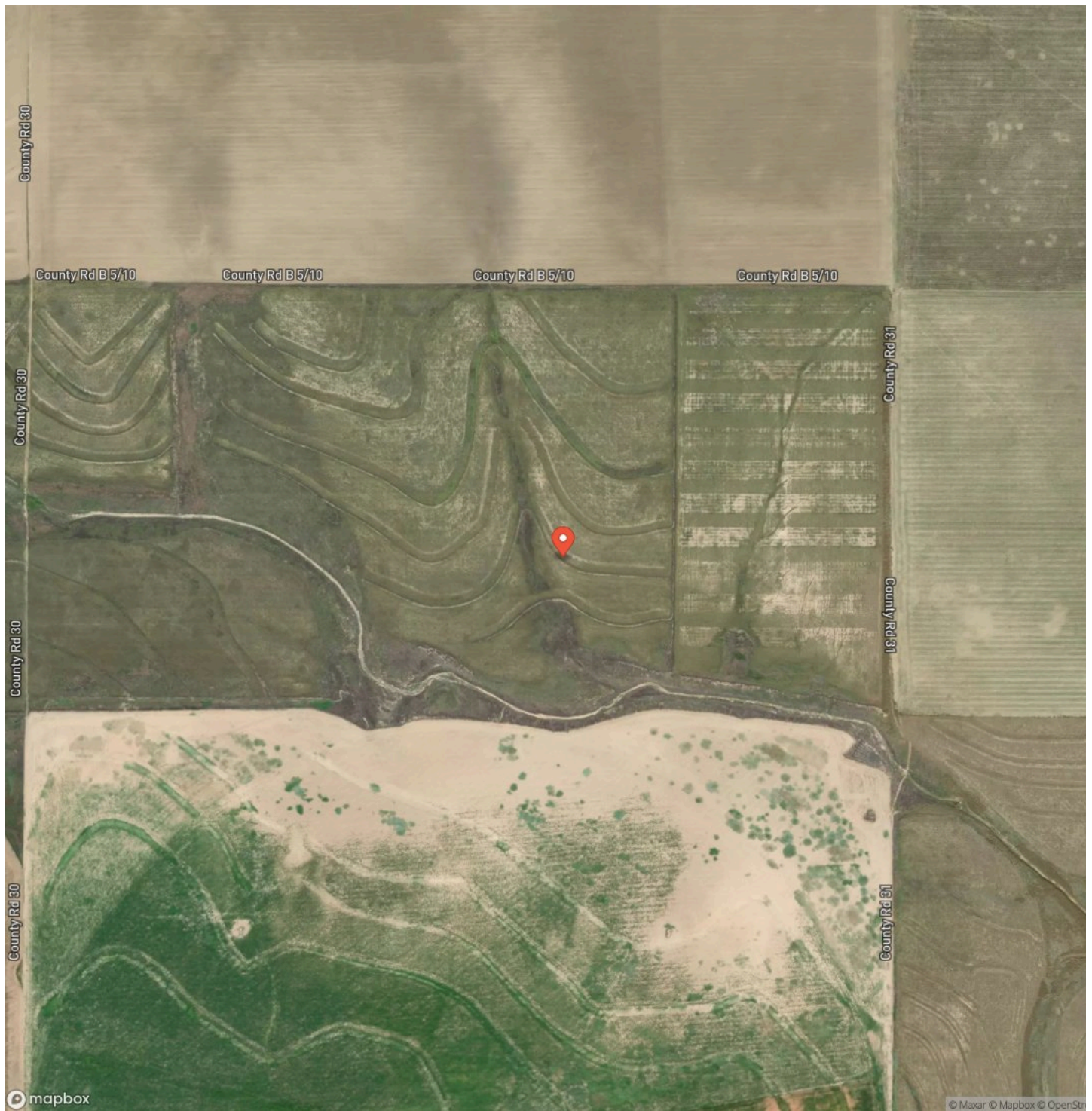


**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**



## Satellite Map



**Little Bear Creek**  
**Walsh, CO / Prowers County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Sloan Smith

## Mobile

(719) 980-1522

## Email

sloan@greatplains.land

## Address

501 N. Walker Ave.

## City / State / Zip

Oklahoma City, OK 73102

## NOTES

[illegible]



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## **DISCLAIMERS**

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